

28/05/2021
C99gelg

SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO3.

LOW DENSITY RESIDENTIAL

1.0 Objectives

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~~None specified~~ To ensure a coordinated approach for the provision of services to low density residential subdivision and development growth.

2.0 Requirement before a permit is granted

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None specified.

3.0 Conditions and requirements for permits

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~~Before deciding on an application, in addition to the decision guidelines of Clause 65, the responsible authority must consider~~ The following conditions and/or requirements apply to permits :

- The ~~capacity~~ provision of infrastructure to service the development, treat and retard stormwater and reduce any impacts on soil and water downstream of the development.
- ~~The availability of reticulated water and sewerage to residential development.~~
- ~~Where sewerage infrastructure cannot be provided:~~
 - ~~The extent of compliance with state and local policies on effluent and stormwater disposal.~~
 - ~~The extent to which soil type and environmental conditions within the catchment can treat the number of proposed effluent disposal systems both from the site and those within the surrounding area.~~
- ~~The ability of development to be serviced with sealed roads.~~

4.0 Requirements for development plan

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A development plan must include the following requirements:

- The relationship of uses proposed on the land to existing and proposed uses on adjoining land and proposed buffer areas separating land uses and public land.
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- Any sites of conservation, heritage or archaeological significance and the means by which they will be managed.
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- Appropriate arrangements for the provision and funding of necessary physical and social infrastructure.
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- The staging and anticipated timing of development.
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- An overall scheme of landscaping and any necessary arrangements for the preservation or regeneration of existing vegetation.
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GLENELG PLANNING SCHEME

- Suitable linkages between the site and road, public, bicycle and pedestrian transport facilities to rural residential and urban areas.
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- Proposed water supplies, storage and systems required for fire fighting purposes.
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